

Newark
- Housing Authority
- MSC.

HOUSING AUTHORITY OF THE CITY OF NEWARK BOARD MEETING

Thursday, January 26, 2006
SPEAKERS' AGENDA

✓ Nannie Fitts and Linda Washington, representing the Kretchmer Tenant Patrol.
See Pro. Ruthie's Tenant Association

✓ Jeffrey West, an applicant for public housing, last addressed the Board in July 2005. *Meeting will occur w/ Mr. Brown*

July - Oct
✓ Darrell Barron, a Section 8 landlord, wants to address the Board regarding delinquent rental payments. *3rd Renewal / All things corrected in June & Tenant reinstated in August!*

Not present
✓ Shonique Ashe, a tenant who resides on Learning Lane, has an ongoing problem with leaks in her unit. *Commissioner Bradley requested that the concern*

not present
✓ Mary Rone, representing New Horizon Gardens, wants to address the Board regarding relocation due to demolition.

✓ Antoinette Davis, Site Manager, Victoria Associates LTD along with residents wants to address the Board regarding quality of life issues.

✓ Repairs were done in June, however the inspector did not come in to reinspect.
Acc. to Dr. Brown, the unit failed inspection.

Scattered Site - some units are vacant and the managers don't know that these are NHTA's properties.

Herbette E. Geas-Hall

THE HOUSING AUTHORITY OF THE CITY OF NEWARK
MEETING OF THE BOARD OF COMMISSIONERS

REVISED BOARD AGENDA

Thursday, January 26, 2006

Meeting called to order by the Chairperson

Abundante, South, Clark, Castoright, Bradley & Farber
Public Participation

INVOICES

Approval of invoices for the month ending
December 31, 2005

\$12,588,803.56

Meeting Minutes

December 15, 2005

REPORTS – (Informational)

Rent Collection Report (November 2005)

(Finance report summarizing
month/year-to-date rent collection/all
projects)

b) Finance Department Report (December 2005)

REPORTS – (Discussion)

a) Commissioners' Committee Reports
b) Executive Director's Reports

- HUD/NHA Memorandum of Agreement
- HUD/NHA Corrective Action Plan

REPORTS – (For Approval)

Personnel Reports

January 2006

PROPOSED RESOLUTIONS FOR JANUARY 2006

PROPERTY MANAGEMENT H-06-01-26-01	Resolution authorizing the award of a contract for water treatment to low pressure boilers at various project sites with Aquatec Water Treatment, Inc., P.O. Box 389, Englewood, NJ 07631 in an amount not to exceed \$59,760 for a period of one year with an option to renew for an additional year.
AED - Budget & Finance H-06-01-26-02	Resolution authorizing the opening of account with Treasury Direct of the U.S. Department of the Treasury.
AED - Budget & Finance H-06-01-26-03	Resolution adopting the revised annual budget and the capital budget of the Housing Authority of the City of Newark for the fiscal year April 1, 2005 to March 31, 2006.
AED - Budget & Finance H-06-01-26-04	Resolution approving the annual budget and the capital budget of the Housing Authority of the City of Newark for the fiscal year April 1, 2006 to March 31, 2007.
Administration H-06-01-26-05	Resolution authorizing an amendment to the contract with Sun Company, Inc., 1801 Market Street, Philadelphia, PA for the fuel credit card services to increase the contract price by an amount not to exceed \$90,000 due to increased fuel prices.
Administration H-06-01-26-06	Resolution authorizing the award of a contract to Allied Office Supply, 100 Delawanna Avenue, Clifton, NJ to furnish and deliver office supplies, furniture and furnishings, in an amount not to exceed \$300,000 for a period of two years.
Property Management H-06-01-26-07 <i>Late Starter</i>	Resolution authorizing the award of a contract to Pabco Industries, 166 Frelinghuysen Avenue, Newark, NJ to furnish and deliver janitorial supplies in an amount not to exceed \$120,000 for a period of two years.
Property Management H-06-01-26-08 <i>Late Starter</i>	Resolution authorizing the reinstatement of a contract to furnish and deliver roll on/roll off dumpster containers and disposal of refuse with S. Cooper Brothers Trucking, Inc., 594 Orange Street, Newark, NJ 07107 for a period of one (1) year in an amount not to exceed \$700,000 with an option to renew for an additional year.
Redevelopment H-06-01-26-09 <i>Late Starter</i>	Resolution establishing a disposal value of 1,240,000 for 2.19 acres of land in the NJR-6 project plan area known as Block 2502, Lot 1 and Block 2315, Lot 23 disposal parcels 34 A and 34 Z in conformance with resolution H-04-12-16-18 that designated WKA Development Corporation, 88 Court Street, Newark, as the developer.

Presentation
1/5/05

APR 1
LLD

Presentation
1/5/05

APR 1
LLD

APR 1
LLD

HOPE VI H-06-01-26-10 <i>Late Starter</i>	Resolution authorizing relocation payments to the remaining Brick Towers residents in an amount not to exceed \$300,000.
HOPE VI H-06-01-26-11 <i>Late Starter</i>	Resolution authorizing the designation of Uni-Penn NJ, LLC as the designated developer for the former Scudder Homes public housing site.
AED - Budget & Finance H-06-01-26-12 <i>Late Starter</i>	Resolution authorizing the contract with Withumsmith & Brown, PC, Certified Public Accountants, Toms River, New Jersey for the re-audit of the books and records of the authority for FYE 3/31/2004 and the audit for FYE 3/31/2005, in an amount not to exceed \$190,500, for a period of one year.
AED - Personnel H-06-01-26-13 <i>Late Starter</i>	Resolution amending the contract with the law offices of Dorf & Dorf, P.C., 2376 St. George Ave, Rahway, New Jersey, to serve as labor and employment counsels to assist in the management labor relations and employment law matters of the authority, as requested, to extend it for a period of one year, at no additional cost to the authority.
EXECUTIVE R-06-01-26-14 <i>Late Starter</i>	Resolution of the Housing Authority of the City of Newark authorizing the acquisition of the properties designated on the tax maps of the City of Newark as Block 866, Lot 23.
EXECUTIVE R-06-01-26-15 <i>Late Starter</i>	Resolution authorizing the transfer of all funds associated with the redevelopment of the Downtown Core District Redevelopment from the Housing Authority of the City of Newark to the Newark Downtown Core Redevelopment Corporation.
EXECUTIVE R-06-01-26-16 <i>Late Starter</i>	Resolution authorizing an amendment to the contract with STV, Inc. to provide Construction Management Services related to the Newark Circulation Improvement Project in an amount not to exceed \$399,327.00.
EXECUTIVE R-06-01-26-17 <i>Late Starter</i>	Resolution authorizing a change order with Union Paving & Construction Co, Inc. of Mountainside, New Jersey for additional scope of work related to the Downtown Core Redevelopment District within the City of Newark in an amount not to exceed \$750,000.00. <i>Chase, Bradley - ab</i>
EXECUTIVE R-06-01-26-18 <i>Late Starter</i>	Resolution authorizing a change order with Union Paving & Construction Co, Inc. of Mountainside, New Jersey for additional scope of work related to the relocation of Lafayette Street in the Downtown Core Redevelopment District within the City of Newark in an amount not to exceed \$27,389.93. <i>Chase, Bradley - ab</i>

AB3

EXECUTIVE
R-06-01-26-19
Late Starter



Resolution of the Housing Authority of the City of Newark
authorizing the execution of certain agreements relating to
redevelopment of the Downtown Core District Redevelopment
Area.

Adjournment

THE HOUSING AUTHORITY OF THE CITY OF NEWARK
BOARD OF COMMISSIONERS' SPECIAL MEETING MINUTES
February 8, 2006

Attendees

Commissioner Clark	Commissioner Robinson
Commissioner Cartwright	Commissioner Smith
&	
Oliver Lofton, Deputy Executive Director	

Oliver Lofton called the special meeting of the Board of Commissioners of the Housing Authority of the City of Newark to order at 5:28 p.m. on Thursday, January 26, 2006, at 500 Broad Street, Newark, New Jersey. He acknowledged that a quorum was present.

Public Participation

None

Reports for Discussion

There were no reports of the Commissioners' Committees or the Director.

RESOLUTIONS

Mr. Lofton presented the following resolutions for consideration by the Board of Commissioners.

AED-Personnel H-06-02-08-01	Resolution amending the contract with the law offices of Dorf & Dorf, P.C., 2376 St. George Avenue, Rahway, New Jersey to serve as labor and employment counsel to assist in the management labor relations and employment law matters of the Authority as requested to extend it for a period of one year, at no additional cost to the Authority.
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Commissioner Cartwright moved for acceptance of the resolution and Commissioner Robinson seconded the motion. Whereupon the motion was carried and the resolution unanimously accepted.

HOPE VI H-06-02-08-02	Resolution authorizing the designation of Uni-Penn NJ, LLC as the designated developer for the former Scudder Homes Public housing site.
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Commissioner Robinson moved that the resolution be deferred until the full board has an opportunity to vote. Commissioner Clark seconded the motion. Whereupon the motion was carried and the resolution unanimously deferred.

EXECUTIVE H-06-02-08-03	Resolution authorizing Oliver Lofton, Deputy Executive Director/Special Counsel to manage all aspects of the Authority in accordance with the duties of secretary/executive director and to sign all contracts, deeds, and other instruments made by the Authority until such time as an executive director is hired.
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Commissioner Cartwright moved for acceptance of the resolution and Commissioner Clark seconded the motion. Whereupon the motion was carried and the resolution unanimously accepted.

The following resolution was presented from the floor by Chairman Smith. He directed the Deputy Director and the appropriate staff to write the necessary resolution.

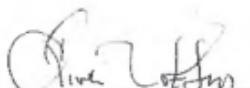
EXECUTIVE Resolution authorizing the selection of Walter Fyre to serve at the pleasure
H-06-02-08-04 of the Board of Directors to ensure compliance with respect to the
requests for qualifications pertaining to accounting services and their
schedule of performance.

Commissioner Cartwright moved for acceptance of the resolution and Commissioner Robinson seconded the motion. Whereupon the motion was carried and the resolution unanimously accepted.

Adjournment

There being no further business to come before the Board of Commissioners, Commissioner Robinson moved that the meeting be adjourned. Commissioner Clark seconded the motion, whereupon the motion was unanimously carried and the meeting adjourned at 5:35 p.m.

Respectfully submitted,



OLIVER LOFTON
Secretary/Deputy Executive Director

THE HOUSING AUTHORITY OF THE CITY OF NEWARK
BOARD OF COMMISSIONERS' SPECIAL MEETING MINUTES

February 8, 2006

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THE HOUSING AUTHORITY OF THE CITY OF NEWARK
BOARD OF COMMISSIONERS' SPECIAL MEETING MINUTES

February 8, 2006

Attendees

Commissioner Clark	Commissioner Robinson
Commissioner Cartwright	Commissioner Smith
&	
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Public Participation

None

Reports for Discussion

There were no reports of the Commissioners' Committees or the Director.

RESOLUTIONS

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Commissioner Cartwright moved for acceptance of the resolution and Commissioner Robinson seconded the motion. Whereupon the motion was carried and the resolution unanimously accepted.

HOPE VI H-06-02-08-02	Resolution authorizing the designation of Uni-Penn NJ, LLC as the designated developer for the former Scudder Homes Public housing site.
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Commissioner Robinson moved that the resolution be deferred until the full board has an opportunity to vote. Commissioner Clark seconded the motion. Whereupon the motion was carried and the resolution unanimously deferred.

EXECUTIVE H-06-02-08-03	Resolution authorizing Oliver Lofton, Deputy Executive Director/Special Counsel to manage all aspects of the Authority in accordance with the duties of secretary/executive director and to sign all contracts, deeds, and other instruments made by the Authority until such time as an executive director is hired.
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OLIVER LOFTON
OLIVER LOFTON
Secretary/Deputy Executive Director

NEWARK
HOUSING AUTHORITY
- MSC

THE HOUSING AUTHORITY OF THE CITY OF NEWARK
SPECIAL MEETING THE BOARD OF COMMISSIONERS

AGENDA

Wednesday, February 8, 2006

Meeting called to order by the Director

Public Participation

REPORTS – (Discussion)

- a) Commissioners' Committee Reports
- b) Executive Director's Report

RESOLUTIONS FOR FEBRUARY 2006

AED-PERSONNEL H-06-02-08-01	Resolution amending the contract with the law offices of Dorf & Dorf, P.C., 2376 St. George Avenue, Rahway, NJ to serve as labor and employment counsel to assist in the management labor relations and employment law matters of the Authority, as requested, to extend it for a period of one year, at no additional cost to the Authority
HOPE VI H-06-02-08-02	Resolution authorizing the designation of Uni-Penn NJ, LLC as the designated developer for the former Scudder Homes Public Housing.

Adjournment

Newark
- HOS 5/12/06
- MSC

THE HOUSING AUTHORITY OF THE CITY OF NEWARK
BOARD OF COMMISSIONERS' SPECIAL MEETING MINUTES
February 8, 2006

Attendees

Commissioner Clark	Commissioner Robinson
Commissioner Cartwright	Commissioner Smith
&	
Oliver Lofton, Deputy Executive Director	

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Public Participation

None

Reports for Discussion

There were no reports of the Commissioners' Committees or the Director.

RESOLUTIONS

Mr. Lofton presented the following resolutions for consideration by the Board of Commissioners.

AED Personnel	Resolution amending the contract with the law offices of Dorf & Dorf, P.C., 2376 St. George Avenue, Rahway, New Jersey to serve as labor and employment counsel to assist in the management labor relations and employment law matters of the Authority as requested to extend it for a period of one year, at no additional cost to the Authority.
H-06-02-08-01	

Commissioner Cartwright moved for acceptance of the resolution and Commissioner Robinson seconded the motion. Whereupon the motion was carried and the resolution unanimously accepted.

HOPE VI	Resolution authorizing the designation of Uni Penn NJ, LLC as the designated developer for the former Scudder Homes Public housing site.
H-06-02-08-02	

Commissioner Robinson moved that the resolution be deferred until the full board has an opportunity to vote. Commissioner Clark seconded the motion. Whereupon the motion was carried and the resolution unanimously deferred.

EXECUTIVE	Resolution authorizing Oliver Lofton, Deputy Executive Director/Special Counsel to manage all aspects of the Authority in accordance with the duties of secretary/executive director and to sign all contracts, deeds, and other instruments made by the Authority until such time as an executive director is hired.
H-06-02-08-03	

Commissioner Cartwright moved for acceptance of the resolution and Commissioner Clark seconded the motion. Whereupon the motion was carried and the resolution unanimously accepted.

The following resolution was presented from the floor by Chairman Smith. He directed the Deputy Director and the appropriate staff to write the necessary resolution.

EXECUTIVE Resolution authorizing the selection of Walter Fyre to serve at the pleasure
H-06-02-08-04 of the Board of Directors to ensure compliance with respect to the
requests for qualifications pertaining to accounting services and their
schedule of performance.

Commissioner Cartwright moved for acceptance of the resolution and Commissioner Robinson seconded the motion. Whereupon the motion was carried and the resolution unanimously accepted

Adjournment

There being no further business to come before the Board of Commissioners, Commissioner Robinson moved that the meeting be adjourned. Commissioner Clark seconded the motion, whereupon the motion was unanimously carried and the meeting adjourned at 5:35 p.m.

Respectfully submitted,



OLIVER LOFTON
Secretary/Deputy Executive Director

**THE HOUSING AUTHORITY OF THE CITY OF NEWARK
SPECIAL MEETING THE BOARD OF COMMISSIONERS**

AGENDA

Wednesday, February 8, 2006

Meeting called to order by the Director

Public Participation

REPORTS – (Discussion)

a) Commissioners' Committee Reports
b) Executive Director's Report

RESOLUTIONS FOR FEBRUARY 2006

AED-PERSONNEL H-06-02-08-01	Resolution amending the contract with the law offices of Dorf & Dorf, P.C., 2376 St. George Avenue, Rahway, NJ to serve as labor and employment counsel to assist in the management labor relations and employment law matters of the Authority, as requested, to extend it for a period of one year, at no additional cost to the Authority.
HOPE VI H-06-02-08-02	Resolution authorizing the designation of Uni-Penn NJ, LLC as the designated developer for the former Scudder Homes Public Housing.

Adjournment

THE HOUSING AUTHORITY OF THE CITY OF NEWARK
WORK SESSION OF THE BOARD OF COMMISSIONERS

Newark
- Housing Authority

AGENDA

Thursday, March 16, 2006

Meeting called to order by the Chairperson

Public Participation

INVOICES

Approval of invoices for the month ending February 28, 2006 \$5,713,522.51

Meeting Minutes February 8, 2006
February 23, 2006

REPORTS – (Informational)

a) Rent Collection Report (January 2006) (Finance report summarizing month/year-to-date rent collection/all projects)

b) Finance Department Report (February 2006) Report to the Commissioners
for the month of February 2006

REPORTS - (Discussion)

a) Commissioners' Committee Reports

b) Executive Director's Report

- HUD/NHA Proposed Memorandum of Agreement
- HUD/NHA Proposed Corrective Action Plan
- Vacancy Unit Turnaround Log for which month

REPORTS – (For Approval)

Personnel Report

March 2006

PROPOSED RESOLUTIONS FOR MARCH 2006

EXECUTIVE R-06-03-23-01	Resolution of the Housing Authority of the City of Newark authorizing the deputy executive director to enter into and execute a contract of sale for the conveyance of certain real property from the City of Newark to the Authority pursuant to N.J.S.A. 40A:12A-22(l)
EXECUTIVE R-06-03-23-02	Resolution of the Housing Authority of the City of Newark authorizing the acquisition of the property designated on the tax maps of the City of Newark as Block 865, Lot 135.01
<i>Have not received yet</i>	
EXECUTIVE H-06-03-23-03 <i>draft</i>	Resolution authorizing the extension of an amended contract with Patton Boggs, 2550 M Street, NW, Washington, DC, 20037 in an amount not to exceed \$50,000 for legal services for a period of one year.
FINANCE H-06-03-23-04	Resolution authorizing the contract with Time Systems International, Englewood, NJ for the supply and installation of an automated time clock system for the Authority, in an amount not to exceed \$361,050 for a period of one year.
FINANCE H-06-03-23-05	Resolution authorizing the establishment of a financial business relationship with Washington Mutual.
MODERNIZATION H-06-03-23-06	Resolution authorizing the Housing Authority of the City of Newark to terminate for its convenience a contract with the Khachaturian Engineering Associates, Montclair, NJ for professional architectural/engineering services for air conditioning and ventilation systems at various elderly sites for \$15,132.72 reflecting reasonable termination costs.
MODERNIZATION H-06-03-23-07	Resolution approving change order G1 to a contract #05-B1984 to Parkmay Construction, West Orange, NJ for the installation of front and rear storm doors at NJ2-45, Claremont, for increase cost in labor over the period from bid acceptance to issuance of notice to proceed in a fixed amount of \$1,875; bringing the total contract amount to \$86,875.
PERSONNEL H-06-03-23-08	Resolution authorizing the execution of a collective bargaining agreement between the Housing Authority of the City of Newark and the supervisory unit of Skill Trades Association, Inc. and ratifying the annual salary increases of 3.5% for the period of April 1, 2004 to March 31, 2005, and authorizing 3.5% salary increases for the two fiscal years of April 1, 2005 to March 31, 2006 and April 1, 2006 to March 31, 2007.

PERSONNEL H-06-03-23-09	Resolution authorizing the execution of a collective bargaining agreement between the Housing Authority of the City of Newark and Skill Trades Association, Inc. and ratifying the annual salary increases of 3.5% for the period of April 1, 2004 to March 31, 2005, and authorizing 3.5% salary increases for the two fiscal years of April 1, 2005 to March 31, 2006 and April 1, 2006 to March 31, 2007.
PROPERTY MANAGEMENT H-06-03-23-10	Resolution authorizing the award of a contract to the C-Mor Company, Inc., 7 Jewel Street, Garfield, NJ to furnish and deliver window shades and vinyl blinds in an amount not to exceed \$85,000 for a period of two years.
REDEVELOPMENT H-06-03-23-11 <i>draft</i>	Resolution authorizing the conveyance of property known as Block 2660, Lots 26, 27, 30, 39, and 40 to Promised Land Community Development Corporation, 592 Hunterdon Street, Newark, NJ.
REDEVELOPMENT H-06-03-23-12 <i>draft</i>	Resolution authorizing the conveyance of property known as Block 2583, Lot 45 to Grace West Early Childhood Learning and Development Center, Inc., 125 Avon Avenue, Newark, NJ.
REDEVELOPMENT H-06-03-23-13 <i>draft</i>	Resolution authorizing award of a contract to Appliance Brokers, LTD., 2 B Camp Road, Dayton, NJ to furnish and deliver appliances (refrigerators and ranges) for 146 townhouses in an amount not to exceed \$82,928.
REDEVELOPMENT H-06-03-23-14 <i>draft</i>	Resolution authorizing a demolition consent and repayment agreement with the City of Newark in an amount not to exceed **** for the demolition and debris removal of a vacant obsolete two story residential structure located at 291 Jelliff Avenue, Block 2690, Lot 28.
RISK MANAGEMENT H-06-03-23-15	Resolution authorizing the award of a contract for property insurance to Housing Authority Property Insurance, Cheshire, CT for the period beginning April 1, 2006 and ending March 31, 2007 in an amount not to exceed \$657,680.
RISK MANAGEMENT H-06-03-23-16	Resolution authorizing the award of a contract for boiler and machinery insurance to Factory Mutual Insurance Company, Johnston, Rhode Island for the period beginning April 1, 2006 and ending March 31, 2007 in an amount not to exceed \$40,410.
RISK MANAGEMENT H-06-03-23-17	Resolution authorizing the award of a contract for automobile insurance to The Insurance Corporation of Hannover, Itasca, IL for the period beginning April 1, 2006 and ending March 31, 2007 in an amount not to exceed \$135,170.
RISK MANAGEMENT H-06-03-23-18	Resolution authorizing the award of a contract for excess general liability, police professional liability, automobile, workers' compensation insurance with State National Insurance Company, Fort Worth, TX, for the period beginning April 1, 2006 and ending March 31, 2007 in an amount not to exceed \$505,000.

RISK MANAGEMENT
H-06-03-23-19

Resolution authorizing the award of a contract for directors and officers and employment practices liability insurance with National Union Fire Insurance Company, Pittsburgh, PA for the period beginning April 1, 2006 and ending March 31, 2007 in an amount not to exceed \$59,543.

Adjournment



Newark
- Housing Authority
- Msc.

COMMISSIONERS
ZINNIFORD SMITH
CHAIRMAN
IDA CLARK
VICE CHAIRPERSON
GLORIA L. CARTWRIGHT
TREASURER
FRAN ADURATO
DONALD BRADLEY
LYNELL ROBINSON

INTER-OFFICE MEMORANDUM

TO:

Bala Jayaraman
Donald Moore
Dwight Brown
Joe Bianco
Joseph Mennella
Karen Torian
Lee West
Shaye Araromi
Ted Parker

FROM:

Brooke Tippens-Foster

DATE: April 3, 2006

RE: True Certified Resolutions -March 23, 2006 Board Meeting and
March 28, 2006 Board Meeting

Enclosed herewith are certified copies of resolution(s) adopted by the Authority's Board of Commissioners at its regular meeting on March 23, 2006, and the special meeting on March 28, 2006 as it relates to your department.